

# *TOWNSHIP OF MARLBORO*

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

PHONE: (732) 536-0200 EXT. 509 FAX: (732) 617-7225

web: [www.marlb主oro-nj.gov](http://www.marlb主oro-nj.gov) e-mail: [zoning@marlb主oro-nj.gov](mailto:zoning@marlb主oro-nj.gov)

### **Chairperson**

Glenn Malysz

### **Vice-Chairperson**

Michael Fishman

### **Secretary**

Robert Knight

### **Members**

Matthew Weilheimer

Adrianne Spota

Lewis Wildman

Michael Mahon

Joseph Sparacio - Alt.#1

Steven Pitchon - Alt.#2

### **Zoning Board Clerk**

Yvonne Cautillo

### **Attorney**

Michael Steib, Esq.

### **Engineer**

Gravatt Consulting Group

David Thesing, P.E., P.P.

### **Planner**

Thomas J. Scangarello, P.P.

Planning Design Collaborative, LLC

### **Administrative Officer**

### **Zoning Officer**

Sarah Paris

## MINUTES

## ZONING BOARD OF ADJUSTMENT

MAY 20, 2008

## REGULAR MEETING

## SALUTE TO FLAG

## SUNSHINE LAW READ

## ROLL CALL

### PRESENT:

Glenn Malysz, Robert Knight, Michael Mahon,  
Adrianne Spota, Michael Fishman, Steven Pitchon,  
Jennifer Bajar

### ALSO PRESENT:

Michael Steib, Esq. Board Attorney  
Sarah Paris, Administrative Officer  
David Thesing, Engineer

The Board accepted the minutes of May 20, 2008.

## MINUTES APPROVED:

Offered: Michael Fishman

Ayes: 6

Absent: 3

Second: Robert Knight

Nays: 0

Abstain: 0

No Citizens Voice.

**ZB 08-6326 – Carrino, Chris & Laura**

The application was read into record. The Board took jurisdiction. The following evidence was entered:

- A – 1 Petition on Appeal
- A – 2 Denial by Zoning Officer
- A – 3 Indemnification and Hold Harmless Agreement
- A – 4 Disclosure Statement
- A – 5 W 9
- A – 6 Tax Collector's Certification
- A – 7 Notice To Adjoining Property Owners
- A – 8 Adjacent Property Listing
- A – 9 Certified White Receipts and Green Cards
- A – 10 Affidavit of Service
- A – 11 Affidavit of Publication
- A – 12 Owners Affidavit of Authorization and Consent
- A – 13 Conflict & Contribution Disclosure Statements
- A – 14 Affirmation of Local Pay To Play Ordinance
- A – 15 Survey of Property, Block 345, Lot 7, by Charles Surmonte, P.E., 1500 Allaire Avenue, Suite 104, Ocean, NJ 07712.
- A – 16 Proposed Addition & Alteration, Block 345, Lot 7, by Kurt J. Ludwig, Architect, dated 4/04/08, showing updates of setback and drainage calculations.
- A – 17 Report from Gravatt Consulting Group, Inc. prepared by David Thesing, P.E., Zoning Board of Adjustment Engineer, dated 4/17/08.

Laura Carrino was sworn in as the owner-resident of 13 McDonald Road, Marlboro, New Jersey, Block 345, Lot 7.

Mrs. Carrino stated that she and Mr. Carrino are applying for a variance to extend family room into a great room for use by parents, family, and friends. They do not want to relocate, but wish to keep their roots in Marlboro. They love the town and the school system.

The current kitchen is small and with a growing family they will make the kitchen larger. Husband has a large family and all Holidays are spent at this home.

Michael Fishman stated the overall lot coverage is in order, with the building coverage being a pre-existing 15.85%. David Thesing stated there are no substantial or major additional points existing. There are no storm water issues and no significant runoff.

Glenn Malysz arrived at 8:10 p.m.; he asks to be caught up.

Glenn Malysz reviewed. Total lot coverage still under what is allowed and the interior will flow nicely.

David Thesing said the architect's calculations on runoff are insignificant. There are some other flat items that are only normal revisions.

Workshop:

Offered by: Glenn Malysz                      Seconded by: Michael Mahon

All Board Members agreed that the expansion for the growing family is good and for their better enjoyment. It should not bother the neighbors and should greatly improve the surroundings. Change in building coverage is not great and a total of 16% lot coverage was proposed.

A motion was offered to approve the application.

Out of Workshop:

Offered by: Glenn Malysz                      Seconded by: Robert Knight

Ayes:                      6                      Nays:                      0

Motion Approved.

### **Review 2007 Year End Report**

Review of the 2007 Year End Report yielded a list of outstanding items for zoning ordinance amendments or revisions:

1. Lot Coverage (Lot coverage needs to be denoted to incorporate Building 1, lot and building coverage standards under 84 – 29D 15 and 16.)
2. Floor Area Ratio For Residential Development
3. Zoning Board Application Checklist
6. R-40/30 Zone and R-1.5 Zone
7. R-60 Zone (Whittier Sections 8, 9, 10, 11, and 12) – Zoning Map Clarification
8. Submission and Resubmission Dates needs to be expanded to 21 -30 days for reviewing purposes.
9. Zoning Ordinance needs to be codified; make user friendly.
10. Travelers Way – Needs Right of Way Feasibility Study.
- 11.
12. MFD Zones (Section 84-48)
13. Pool Fences – Requires Zoning rationale. Need to make ordinance with state Requirements.
14. All conditions of approval of Zoning and Planning Resolutions should be required to be written on the final plans, prior to the issuance of building permits.
15. Density
16. Storm Water Ordinance
17. **New:** Add indoor recreational uses to the LI Zone.
18. **New:** Add parking requirements for indoor recreational uses such as dance, karate Schools, etc.
19. **New:** State standards should be applied to medical parking.

20. **New:** Architectural design standards to be applied for Commercial Development.
21. **New:** Change Commercial Zoning to OPT transitional from Route 520 and Tennent toward Matawan.
22. **New:** Correct Ordinance re: size of trees for removal permits requiring permits for trees of 6" caliper.

Glenn Malysz suggested that all of the above be kept on from the prior year's report and the Zoning Officer will address in a letter to Council.

Hearing is adjourned at 9:40 p.m.

Offered by Glenn Malysz and seconded by Michael Mahon .

Respectfully,

Yvonne M. Cautillo

